

**ROCKY HILL PLANNING BOARD**  
**Minutes of the October 9, 2007 Meeting**

Present: C. Cann, B. Griner, L. Goldman, J. Hasser, A. Youtz, J. Yuchmow, E. Zimmerman

Absent: R. Ayrey, C. Pihokken, R. Whitlock

Also present: S. Lawless and K. Philip

**Statement Of Adequate Notice**

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place and agenda was mailed to the news media, posted on the Municipal bulletin board and filed with the Municipal Clerk. The meeting was called to order at 7:30 p.m.

**Open Public Comment Period:** The meeting was then opened to the public. L. Raffaelli, zoning officer, stated that he and the new owners of the hair salon (Peppi's) on Washington Street are trying to ascertain the signage requirements for the business. The new façade sign is the same size as the original sign for Peppi's but it is a different color. The owners also have a freestanding sign and this did not receive board approval. Mr. Raffaelli stated that the State required the new owners to change the sign and fines were imposed because this was not done soon enough. Board member discussion took place, the members feel that the façade sign may be grandfathered but the freestanding sign requires historic preservation approval. S. Lawless asked the applicant to file an application for historic preservation for all signage.

Being that there was no one who wished to address the board, the open public portion of the meeting was closed.

Acting Chair Yuchmow asked that the site plan approval for 153 Washington Street be reviewed to make sure that all the signage was a part of the approval.

**Approval of Minutes**

September 11, 2007 – Motion was made by C. Cann and A. Youtz seconded the motion to approve the minutes as amended. The vote was 5-0 in favor. Motion carried.

**Chairman's Announcements**

Acting Chair Yuchmow stated that Gabrielle Dietrich is no longer a member of the Planning Board. Tim Corliss will be sworn in as Alternate 2 when he arrives.

**Discussion: Ordinance Referral**

- a) Ordinance – Referral from Borough Council

#10-2007 (Updated Affordable Housing Regulations)

J. Yuchmow stated that Borough Council has requested that we review the proposed changes to the affordable housing regulations ordinance. He advised that the Borough's Planner, Susan Kimball, prepared a memorandum dated 10/9/07 advising that the ordinance is consistent with the Master Plan.

Motion was made by L. Goldman and C. Cann seconded the motion to recommend approval of the ordinance and refer it back to Council. The vote was 6-1 in favor. Motion carried.

FOR: Cann, Goldman, Griner, Youtz, Yuchmow, Zimmerman

AGAINST: Hasser

ABSTAIN: None

**Reorganization**

Swearing in of members: The following individual was sworn in: Tim Corliss as an alternate member. S. Lawless stated that Mr. Corliss is filling a vacancy and the term expires on 12/31/07.

Motion was made by C. Cann and J. Hasser seconded the motion to go into closed session. The vote was 7-0 in favor. Motion carried.

Motion was made by A. Youtz and L. Goldman seconded to adjourn the meeting at 8:30 p.m.

The next meeting is scheduled for Tuesday, November 6, 2007.

Respectfully submitted,

Kerry A. Philip  
Secretary